

CITY OF HOUSTON



PUBLIC WORKS AND ENGINEERING PLANNING & DEVELOPMENT DIVISION

EXECUTIVE SUMMARY

Project Overview

InControl Technologies, Inc was retained by Isabella Enterprises (Former Operator and VCP Applicant), Two MAD Investments, Inc. (Property Owner) and SunBlossom Briar Grove LLC (affected off-site Property Owner), to provide environmental consulting services at the former Pilgrim Cleaners located at 2538A Briar Ridge, Houston, Harris County, Texas. The subject property (the Site) consists of two parcels totaling 2.57-acres of land located west of downtown Houston, Harris County, Texas (**Figure C1**). The southern portion of the MSD boundary is currently developed as a retail strip center while the northern portion is currently developed with a multi-family residential complex. The surrounding area is predominantly residential with some commercial development along Westheimer (**Figure B1**).

The Site is located within the Buffalo Bayou Watershed and is located outside the 0.2% annual chance (500 year) floodplain (**Figure C2**).

A VOC PCLE zone was identified on the subject property. The PCLE zones are depicted on **Figure C3**.

Historical Environmental Condition

Pilgrim Cleaners operated an on-site dry cleaning facility at 2358A Briar Ridge, from approximately 1978 through 2001, which used perchloroethylene (PCE) as its dry cleaning solvent. Site investigations completed as part of a real estate transaction identified a release of PCE to the environment. The subject property was enrolled in the TCEQ Voluntary Cleanup Program in September 1995. The initial response action included the operation of a groundwater recovery and treatment system and the installation of a concrete cap in the area of the former waste management unit. The groundwater remediation system operated from September 1996 through February 2005. During the last several years of operation, the system was configured to include only the recovery wells (RW-5, RW-6 and RW-7) located inside the parking garage on the property to the north to capture groundwater that had migrated beneath the Sun Blossom Apartments property. The system was gradually reduced to utilizing only one recovery well (RW-7) located along the northern perimeter of the site. Following several episodes of equipment damage and failure, the system was permanently shut down in February 2005. The pump and treat system treated approximately 1.2 million gallons of water during its operation.

Due to the cost to repair and maintain the remediation system and the reduction of the area of impact in the shallow groundwater, the decision was made to amend the response action in 2005. A Supplemental

Response Action Work Plan was prepared and submitted to the TCEQ in April 2005 which changed the groundwater response action to include in-situ treatment of the groundwater using in-situ oxidation. Following approval of the Supplemental Response Action Work Plan, a solution of facultative bacteria and nutrients were injected into the shallow groundwater in several phases through a series of permanent injection and monitoring wells at the site. Between July 2005 and November 2007, several in-situ groundwater treatments were conducted at the property.

Due to the inaccessibility to the groundwater plume beneath on-site and off-site buildings, and the dissolution of the Isabella Enterprises Liquidating Trust (VCP Applicant), site activities slowed in 2012.

The parties involved with this site [Isabella Enterprises – Former Operator and VCP Applicant; Two MAD Investments, Inc. – Property Owner; and SunBlossom Briar Grove LLC – affected off-site Property Owner] have agreed to pursue a Municipal Setting Designation (MSD) Ordinance from the City of Houston for the two properties situated above the contaminant plume.

Since 1995 multiple soil and groundwater samples have been collected. Fourteen (14) groundwater monitoring wells have been installed to delineate the area of impacted groundwater. The sample locations are depicted on **Figure C4**. The exact locations of some of the soil samples are unknown. These samples were collected more than 15 years ago by a previous consultant and the information is no longer available. However, we do know that the hand auger borings were advanced inside the former dry cleaner tenant space and additional borings were advanced at the rear of the tenant space prior to installation of the concrete cap. Soil and groundwater samples were analyzed by EPA method 8260B for a select list of dry cleaning related compounds: tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, 1,1-dichloroethene, and vinyl chloride. The results were compared to the most conservative Tier 1 Protective Concentration Levels (PCLs) (**Table E1** and **Table E2**).

In July 2014, InControl Technologies installed three additional temporary groundwater monitoring wells in the Briar Ridge right-of-way to further delineate the area of impacted groundwater. Groundwater samples were collected from these temporary wells, and the results were compared to the most conservative Tier 1 Protective Concentration Levels (PCLs) (**Table E2**). **Figure C4** depicts the locations of the groundwater sampling points.

The lateral extent of groundwater impact has been delineated in all directions (**Figure C3**). Dry cleaner related compounds were present in groundwater at concentrations greater than the applicable Tier 1 ^{GW}GW_{ing} PCLs. The PCLE zones are depicted in **Figure C3**. The direction of groundwater flow is toward the southeast (**Figure C5**).

Fourteen (14) water wells were identified within a ½-mile radius of the proposed MSD boundary; however, all but eight (8) water wells have been plugged and/or abandoned. The nearest domestic or public supply well is located approximately 0.43-miles from the subject property in the cross-gradient direction. According to the water well database, there are several wells at this location. The installation dates range from the mid-1950s to the mid-1980s. All wells are completed at depths greater than 610-feet ground surface (bgs). This zone is much deeper than the limit of impacted groundwater associated with the

proposed MSD area. Within a 5-mile radius of the proposed MSD boundary, typical completion depths are greater than 200-ft bgs with the median completion depth of 400-ft bgs.

Buffalo Bayou is located approximately 1.1-miles northwest (upgradient) of the proposed MSD boundary. Due to the distance to this water body from the proposed MSD area, the bayou is not directly threatened by natural movement of the affected groundwater identified on the site (**Figure C2**).